



~~March 21, 2006 CPC~~
~~May 16, 2006 CPC~~
July 18, 2006 CPC

STAFF'S
REQUEST ANALYSIS
AND
RECOMMENDATION

06SN0155
(AMENDED)

Continental 184 Fund LLC

Midlothian Magisterial District
Greenfield Elementary Robious Middle and James River High School Districts
South line of Robious Road

REQUEST: Rezoning from Residential (R-7), Community Business (C-3) and Agricultural (A) to Regional Business (C-4) with a Conditional Use to permit multifamily residential uses and a Conditional Use Planned Development to permit exceptions to Ordinance requirements.

PROPOSED LAND USE:

A mixed use development containing commercial and multifamily residential uses is planned.

On June 29, 2006, the applicant submitted a revised Textual Statement and a request for waiver to street connectivity requirements to Old Farm Road. Staff is evaluating this information. The applicant continues to work with staff and area property owners to resolve concerns. Staff recommends deferral of this request.

(IN ORDER FOR THE PLANNING COMMISSION TO CONSIDER THIS REQUEST AT THEIR MEETING, A \$230.00 DEFERRAL FEE MUST BE PAID PRIOR TO THE PUBLIC HEARING.)

CASE HISTORY

Planning Commission Meeting (3/21/06):

The Commission deferred this request to May 16, 2006, thirty (30) days on their own motion and thirty (30) days at the applicant's request.

Staff (3/22/06):

The applicant was advised in writing that any significant, new or revised information should be submitted no later than March 27, 2006, for consideration at the Commission's May 16, 2006, public hearing.

Also, the applicant was advised that a \$230.00 deferral fee must be paid.

Area Property Owners, Applicant, Staff and the Midlothian District Commissioner (3/29/06):

A meeting was held to discuss this request.

Concerns included connectivity to Old Farm Road and the potential transportation impacts; compatibility between the proposed multifamily residential and existing single family residential development; commercial encroachment into single family residential area; and enhanced buffers between the proposed development and residential neighborhoods.

Applicant (3/31/06):

The deferral fee was paid.

Applicant (4/11/06):

The application was amended.

Planning Commission Meeting (5/16/06):

At the request of the applicant, the Commission deferred this case to July 18, 2006.

Staff (5/17/06):

The applicant was advised in writing that any significant, new or revised information should be submitted no later than May 22, 2006, for consideration at the Commission's July 18, 2006, public hearing.

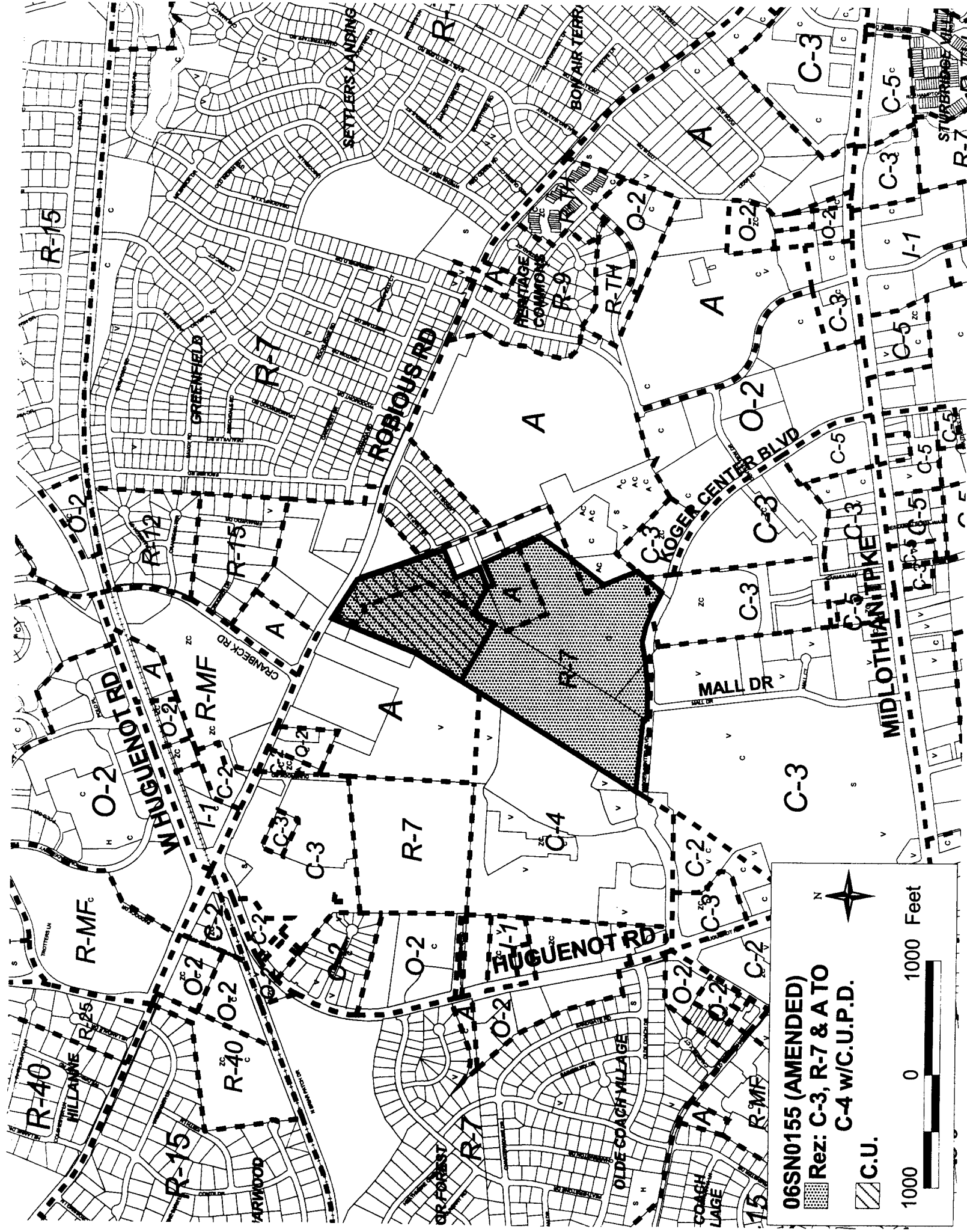
Also, the applicant was advised that a \$230.00 deferral fee must be paid prior to the Commission's public hearing.

Applicant (6/29/06):

The application was amended to request a waiver to street connectivity requirements to Old Farm Road. A revised Textual Statement was submitted.

Staff (6/30/06):

The deferral fee has not been paid.



06SN0155 (AMENDED)

Rez: C-3, R-7 & A TO
C-4 w/C.U.P.D.

C.U.



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